

October 23, 2013

Mr. Gary Jones, Acting Director
Los Angeles County Department of Beaches & Harbors
13837 Fiji Way
Marina del Rey, CA 90292

Re: Parcel 9U Hotel
Marina del Rey, California

Dear Mr. Jones,

We are pleased to submit our application to the Design Control Board for its conceptual review of the proposed improvements to Parcel 9U, Marina del Rey California. The subject parcel is located at the northeast corner of Via Marina and Tahiti Way. The 3.7-acre property is currently vacant land, of which, approximately 1.46 acres of the southerly portion is dedicated to open space as a wetland park.

This application is seeking the Design Control Board's conceptual approval for the design of a dual-brand hotel accommodated within a 5-story and 6-story wing, connected by a single-story structure, all over one level of subterranean parking. MDR Hotels, LLC is the applicant and developer of the leasehold property. Hardage Hospitality, LLC will be the operator of the Marriott dual brand (Residence Inn and Courtyard) hotel.

Enclosed, please find 14 sets of drawings and a computer disk, which is part of the required package that includes the existing site plan and the proposed conceptual site plan, floor plans and exterior elevations for the above project.

Background

This project was previously conceptually approved by the Design Control Board in June 2006 for a 19-story hotel/timeshare design that was submitted by this applicant under a previous entity known as Woodfin Suite Hotels, LLC. The project permits and the associated Final Environmental Impact Report were subsequently unanimously approved/certified by the Regional Planning Commission in March 2010. Project opponents then appealed the Regional Planning Commission's approval action to the Board of Supervisors, who, in turn, remanded the project

back to the Regional Planning Commission for its further review of a lower-in-height hotel concept. Around that time, the public wetland park planned for development on the southerly approximately 1.46 acres of the parcel was undergoing further study and design changes as part of the Coastal Commission staff's review of an appeal to the County's approval of the Coastal Development Permit for the wetland park that had been filed with the Coastal Commission by opponents of the wetland park. . The Coastal Commission unanimously approved a Coastal Development Permit for the wetland park in December 2012, which approval was subsequently challenged in court by an opponent of the wetland park; the wetland park litigation is ongoing. The plans submitted herewith accurately depict the wetland park as unanimously approved by the Coastal Commission.

This application is submitted in accordance with the directive from the Board of Supervisors that we resubmit a lower-in-height hotel design.

PROJECT DESCRIPTION

Existing Site

The existing site is vacant and generally slopes from west to east approximately five feet. There is one known abandoned oil well on the site that will have to be re-abandoned in accordance with the Department of Conservation - Division of Oil, Gas, & Geothermal Resources. Furthermore, the building structure will have to be designed for the mitigation of methane gas. An easement along the north property line, reserved for the County of Los Angeles for sewer, fire access, and harbor utility purposes, encroaches 10 feet into the site. Approximately 50 steel I-beams, along the north and west property lines, from a previous hotel development that was abandoned, will have to be removed. The site will require geotechnical remediation with stone columns or auger piles to stabilize the site against liquefaction.

Hotel

The hotel project consists of three components: the hotel, promenade and wetland park. The hotel is situated on the northerly 2.3 acres of the site with frontage on Via Marina to the west, apartments to the north, the harbor to the east, and the wetland and fire road to the south. A 6-story Marriott Residence Inn wing frames the northerly side of the structure and a 5-story Courtyard wing frames the southerly side of the structure. The hotel room wings will be joined by a single-level structure that will accommodate the dual lobbies, common areas and meeting spaces, the hotel's *On the Water* restaurant/bar, an outdoor dining terrace, and a rooftop pool and fitness center.

The hotel will have 129 rooms in the north "Residence Inn" wing and 159 rooms in the south "Courtyard" wing for a total of 288 hotel rooms; **none of the proposed hotel rooms will be timeshares.** The north and south wings are approximately 86,235 and 79,750 square feet, respectively. The single-level connecting common area structure is approximately 12,000 square feet.

In contrast to the striking mass and height of the previously-approved, 225-foot-tall hotel/timeshare structure, the overall design for the exterior of the revised hotel is relaxed and casual with a residential scale to reflect the character of the west Marina del Rey neighborhood. The architectural character is contemporary incorporating simple clean lines, with varied planes to create an interesting play of Southern California sun and shadow across each façade, with large expanses of clear glazing to take full advantage of the stunning views of the marina and wetland preserve. Guest suites located on the ends of each hotel tower are designed with large walk-out terraces with clear glass railings to fully optimize the views throughout the marina. The color and material palette is one to compliment the clean contemporary design with a strong base of smooth formed warm gray concrete, striated with horizontal bands to create a strong base to anchor the building into the landscape. The ground and upper floors consist of very light colored monochromatic stucco with slightly darker/gray accents, clear glass railings and energy efficient clear glazing.

Parking for the hotel guest and wetland park will be provided in the subterranean garage and at grade level. A total of 216 parking spaces (the car parking count was previously approved by Regional Planning) will be provided by the hotel's 24/7 valet service. 21 parking spaces will be reserved for wetland park visitors. The parking structure is approximately 70,000 square feet.

The public will be encouraged to use the hotel's *On the Water* restaurant/bar. Guest and visitors can enjoy outdoor dining and an indoor/outdoor bar on a tiered terrace that is elevated above and slightly steps down to the promenade to allow patrons to enjoy an uninterrupted panoramic view of the harbor. Direct stair access to the restaurant and bar will be provided from the promenade along with an ADA approved lift for persons with disabilities. Bicycle stands will be provided on the promenade to make the hotel a convenient stop for cyclist. The roof of the central lobby area will feature guest amenities such as a gas-fired fire pit, residential style barbeque grilles, and the hotel's pool and fitness center where guest can enjoy a leisurely swim or a stimulating workout with state-of-the-art equipment while enjoying a magnificent view of the harbor.

A loading dock and a shielded trash enclosure will be located at street level on the west end of the north wing and accessed from Via Marina. A service elevator in the receiving room will provide access to the back-of-house services at the garage level.

Fire truck access to the building is provided from Via Marina on the west side, a 28-foot-wide Grasscrete (or similar material) fire road on the south side (provided as part of the wetland improvements), a 28 foot wide promenade on the harbor side, and a 28-foot-wide paved fire road on the adjoining north property (provided in the Parcel 10R development).

Mechanical units located on the roofs will be visibly shielded on four sides. Enclosed stairs will provide access to the roofs. Mechanical equipment located on the pool deck will be enclosed.

View Corridor

The wetland park, which takes up over a third of the site, will allow expansive views of the harbor from Via Marina and Tahiti Way. This area will serve in meeting the open space requirements of the project. In addition, the two mid-rise wings connected by a single-level structure will also provide a sense of openness that is harmonious with the scale of the community.

Promenade

The promenade is a 28-foot-wide walkway between the harbor and the hotel property that also serves as an emergency fire lane. The Design Control Board approved the conceptual plan for the promenade in December 2009, with conditions (attached). This application proposes to comply with the approval and its conditions, which includes decorative paving, lighting, landscaping, benches, and a sheltered water taxi gate.

Wetland Park

The California Coastal Commission issued a *Notice of Intent to Issue Permit* for the wetland park in January 2013 that included standard and special conditions (attached). This application proposes to comply with the notice as stated.

Conclusion

The new design mitigates the concern of height and massing expressed by the community for the previous design. As noted, we have removed the timeshare units in their entirety, which was also a key point of concern with the prior hotel program. The proposed hotel is fully consistent with the development criteria and parcel land use designation of the certified Marina del Rey Local Coastal Program. The new

design will create a genuine sense of place for the community – particularly important for the largely residential west side of Marina del Rey. The hotel will become a destination not only for visitors to Marina del Rey, but for local residents as well. The hotel's restaurant and elevated terrace, in particular, will serve as exciting new Marina del Rey amenities. These spaces will allow hotel guest to comingle with members of the public such as strollers along the adjacent promenade, visitors to the adjacent wetland park, boaters from the adjacent transient anchorage, or residents of nearby multi-family housing developments. The unmatched waterfront setting will allow everyone to rest, dine or simply people-watch, all while soaking in the magnificent views of the Marina.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Hardage', written in a cursive style.

Samuel A. Hardage
Chairman

23 September 2013
MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey - Northeast Corner of Via Marina & Tahiti Way
Photo Survey



23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 1



Photo 2

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 3



Photo 4

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 5



Photo 6

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 7



Photo 10

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 9



Photo 10

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 11



Photo 12

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 13



Photo 14

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 15



Photo 16

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 17



Photo 18

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 19



Photo 20

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 21



Photo 22

23 September 2013

MDR Hotels, LLC
Marriott Courtyard & Residence Inn
Parcel 9U, Marina del Rey – Northeast Corner of Via Marina & Tahiti Way

Photo Survey



Photo 23



Photo 24



PROMENADE VIEW

MARINA DEL REY MARRIOTT COURTYARD AND RESIDENCE INN HOTEL

PROJECT INFORMATION:

APPLICANT:
OWNER: MDR HOTELS, LLC
 11975 EL CAMINO REAL, STE 104
 SAN DIEGO CA, 92130

OPERATOR: HARDAGE HOSPITALITY, LLC
 11975 EL CAMINO REAL, STE 104
 SAN DIEGO CA, 92130

PROJECT ADDRESS: PARCEL 9J
 MARINA DEL REY CA

ARCHITECT: ACRM ARCHITECTS
 SCOT MCGILL
 1045 14TH STREET, STE 100
 SAN DIEGO CA, 92101

LANDSCAPE: GMP LANDSCAPE ARCHITECTS
 JOHN PATTERSON
 4125 SORRENTO VALLEY, STE D
 SAN DIEGO CA, 92121



PROJECT SUMMARY:

GUESTROOMS 288 SUITES

PARKING REQUIRED: 1.00/2 GUESTROOM: 140 SPACES
 1/SUITE: 9 SPACES
 21 FOR WETLAND: 21 SPACES
 TOTAL REQUIRED: 170 SPACES

PROVIDED: 236 SPACES

OCCUPABLE FLOOR AREA
 BASEMENT (PARKING) 69,073.86 SF
 GROUND FLOOR 41,534.10 SF
 SECOND FLOOR 44,414.99 SF
 THIRD FLOOR 30,322.81 SF
 FOURTH FLOOR 30,322.81 SF
 FIFTH FLOOR 30,322.81 SF
 SIXTH FLOOR 14,372.60 SF
TOTAL 105,341.03 SF

SITE AREA: 2.15 ACRES (93,528.96 SF)

SPECIAL REQUIREMENTS

C.U.P. EXTENDED-STAY HOTEL
 C.U.P. LIQUOR LICENSE
 VARIANCE - ZERO SETBACK ON PROMENADE

GUESTROOM	CY KING	CY DO	CY SUITE	RI STUDIO	RI 1-BR	TOTAL
FLOOR 1	12	12	1	14	0	39
FLOOR 2	16	15	2	20	3	56
FLOOR 3	16	16	2	20	3	57
FLOOR 4	16	16	2	20	3	57
FLOOR 5	16	15	2	20	3	56
FLOOR 6	0	0	0	20	3	23
TOTAL	76	74	9	114	15	288
COURTYARD TOTAL	159 UNITS					
RESIDENCE INN TOTAL	129 UNITS					
ADA ACCOMODATIONS	5	1	1	6	1	14

Sheet Number	A0.0
Revision Date	


**AWBREY
 COOK
 MCGILL**
 ARCHITECTS
 1045 14th Street, Suite 100
 San Diego, CA 92103-5997
 Phone: (619) 398-3480

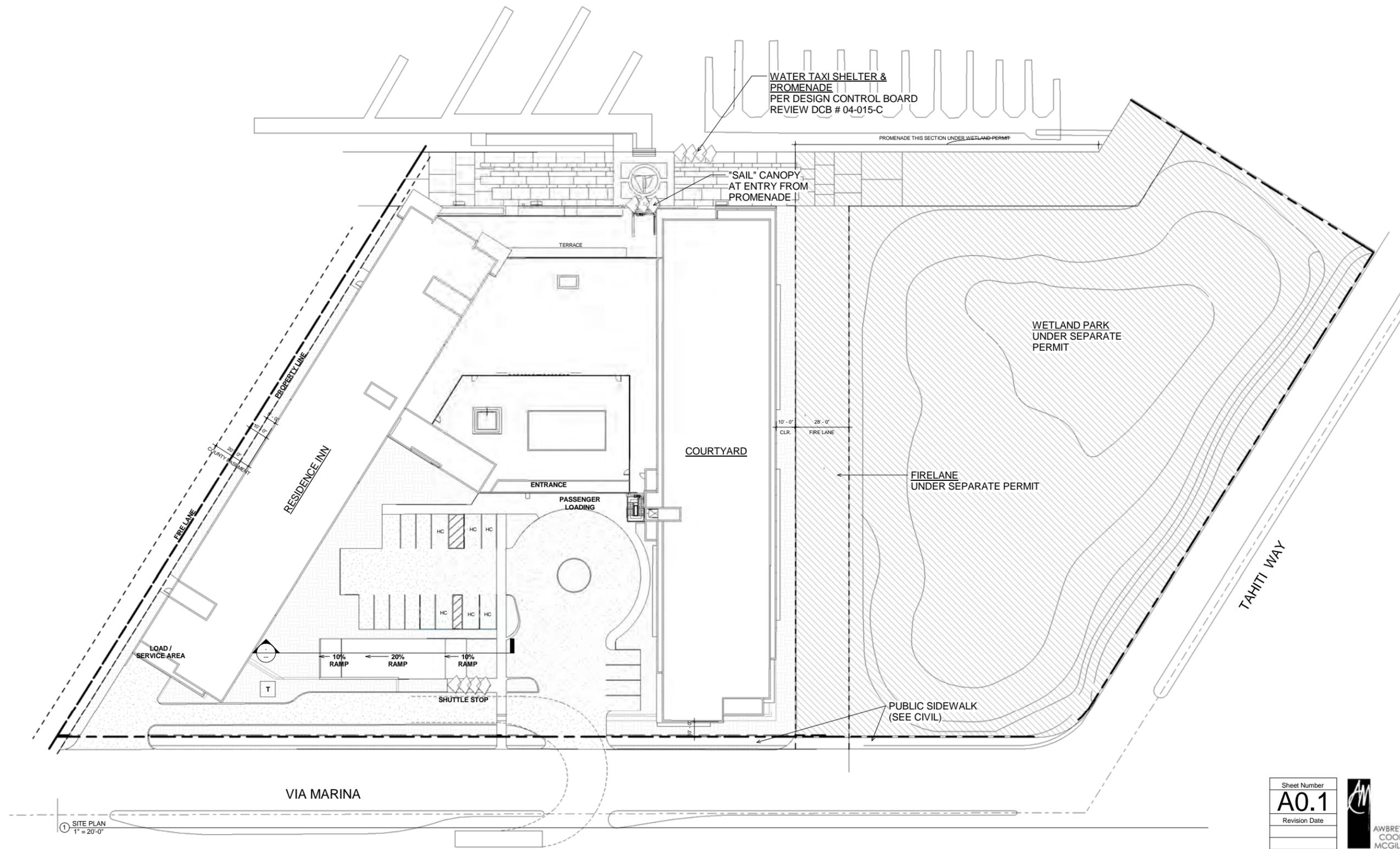
Copyright © 2012
 All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
 Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101
 11-20-2013



① SITE PLAN
1" = 20'-0"



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101
11-20-2013
SCALE: 1" = 20'-0"

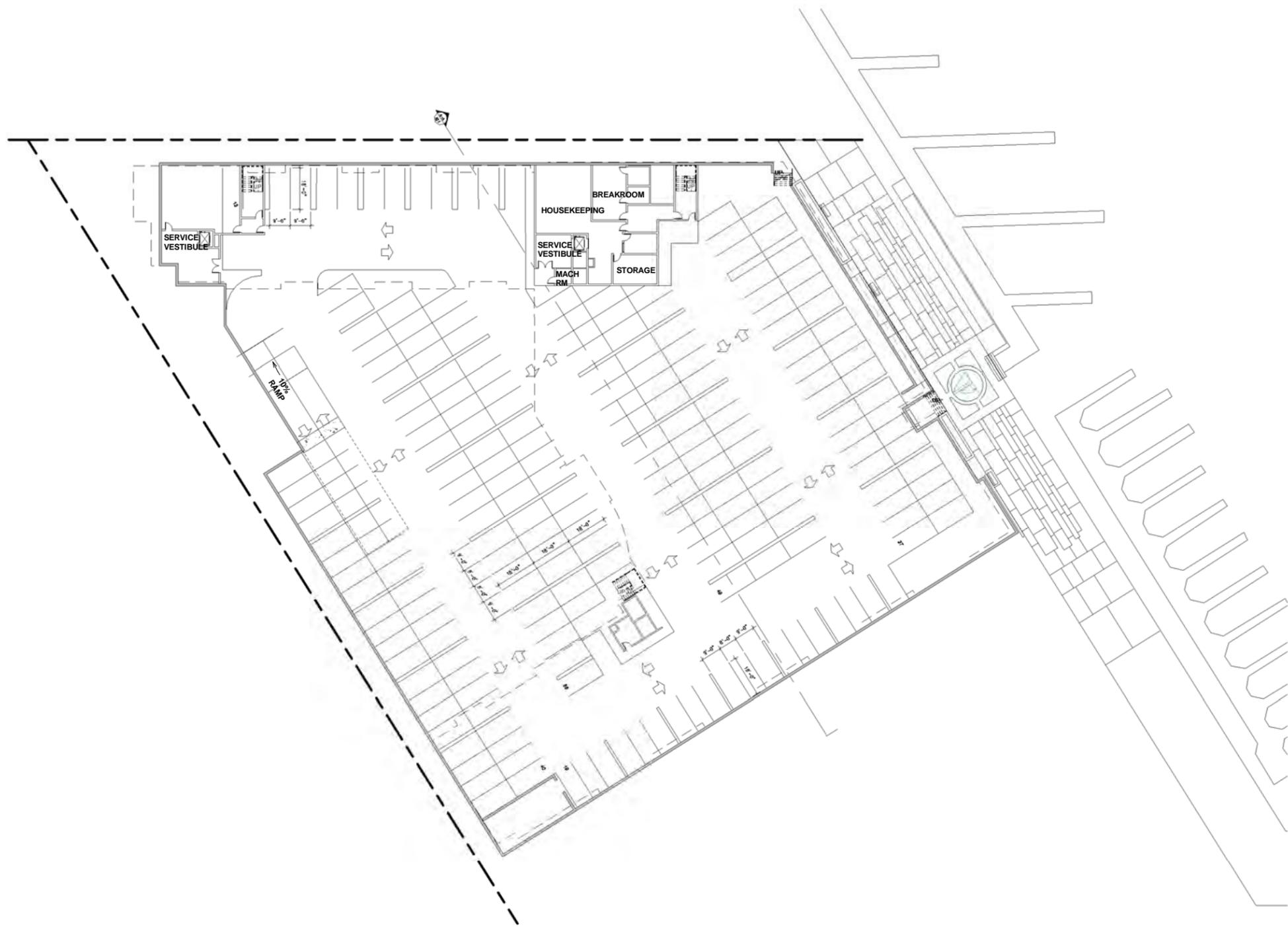


Sheet Number	A0.1
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



① BASEMENT PARKING FLOOR PLAN
1" = 20'-0"



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101

11-20-2013

PLAN NORTH

SCALE: 1/16" = 1'-0"



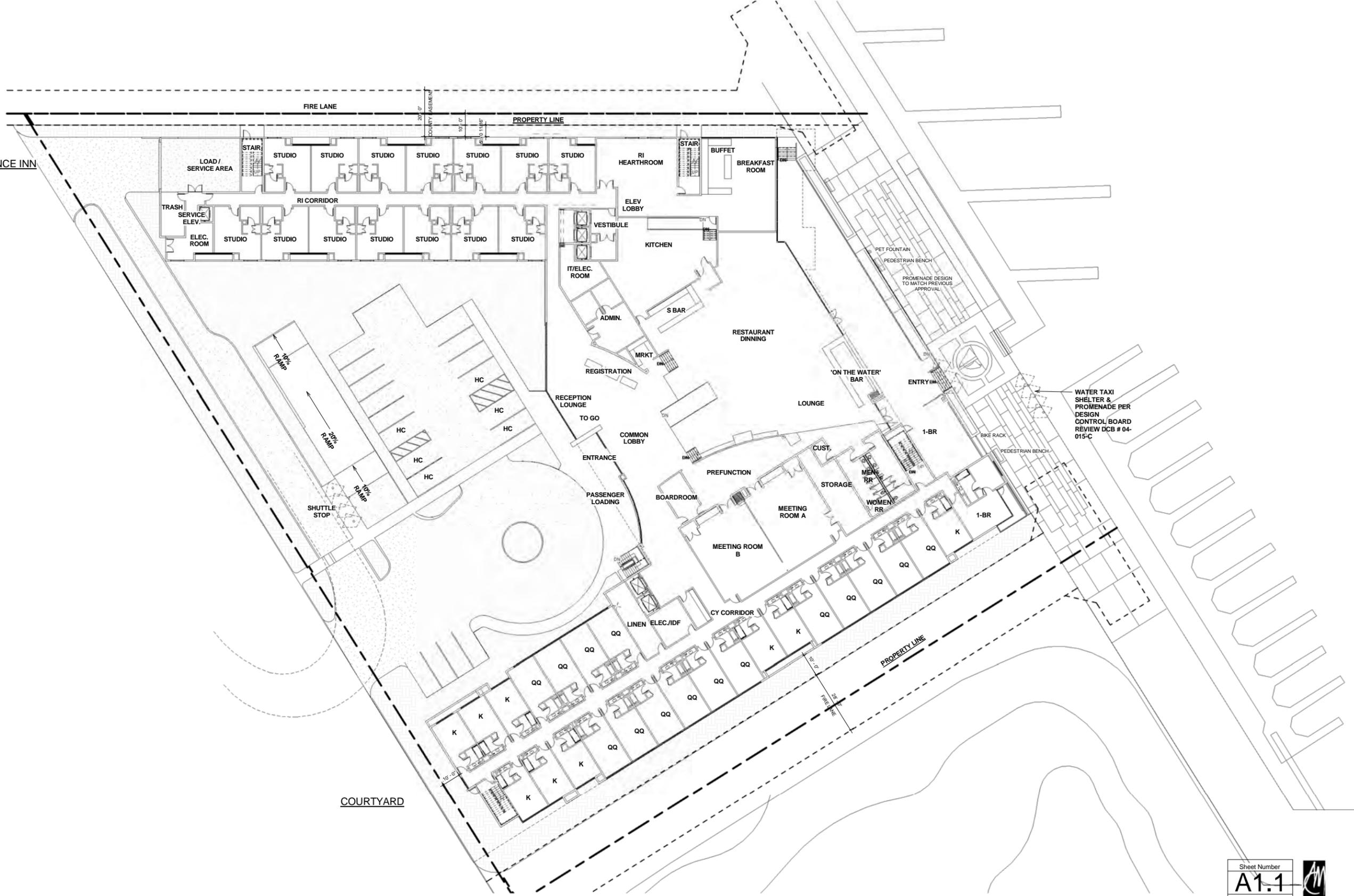
Sheet Number	A0.2
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

RESIDENCE INN



WATER TAXI SHELTER & PROMENADE PER DESIGN CONTROL BOARD REVIEW DCB # 04-015-C

① FIRST FLOOR PLAN
1/16" = 1'-0"

Sheet Number	A1.1
Revision Date	

AWBREY COOK MCGILL ARCHITECTS
 1045 14th Street, Suite 100
 San Diego, CA 92103-5997
 Phone: (619) 398-3480
 Copyright © 2012
 All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
 Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101
 11-20-2013
 PLAN NORTH
 SCALE: 1/16" = 1'-0"



RESIDENCE INN



1 SECOND FLOOR PLAN
1/16" = 1'-0"

COURTYARD



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

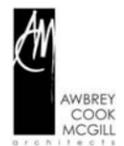
Project Number 12-7101

11-20-2013



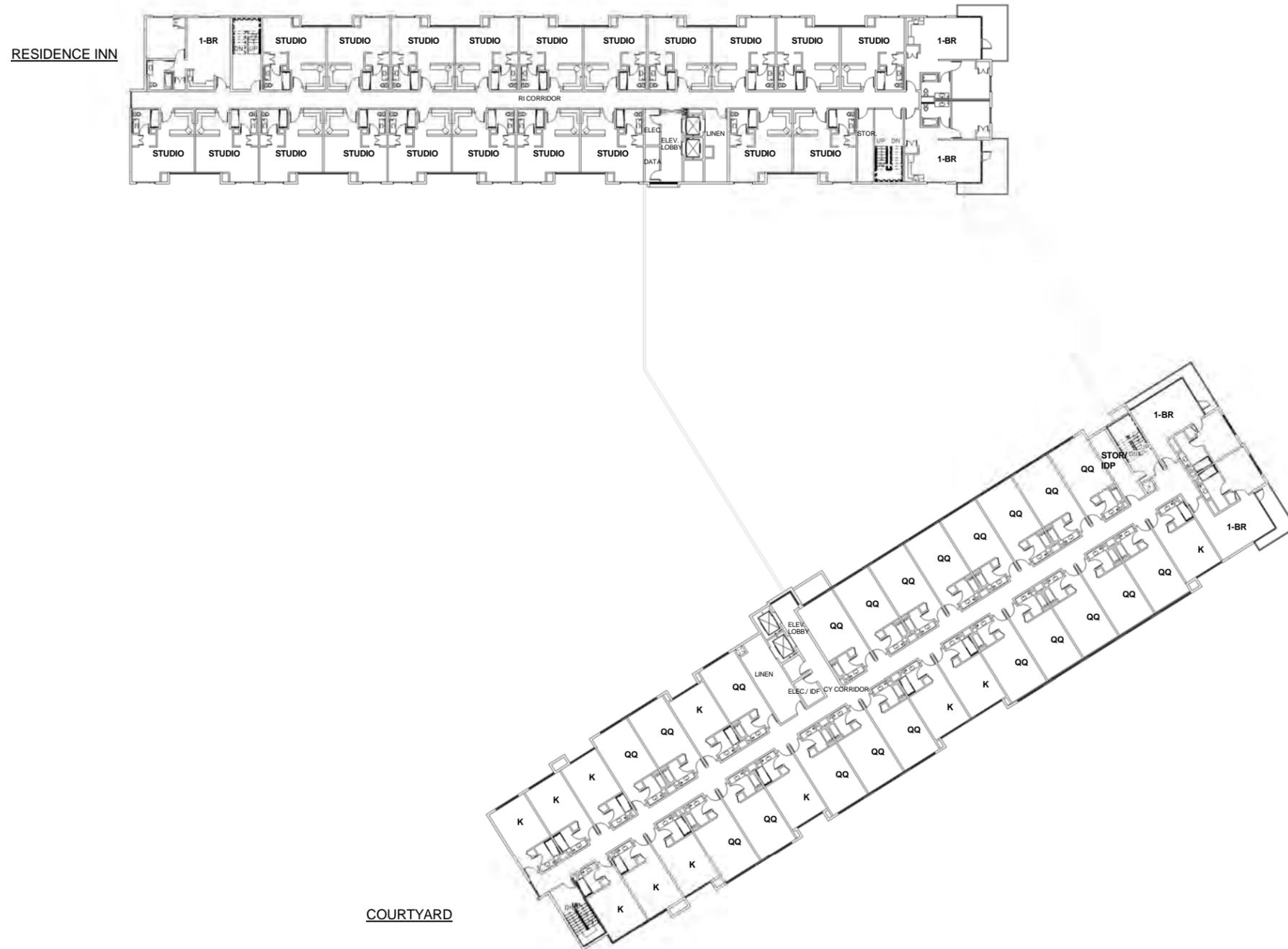
SCALE: 1/16" = 1'-0"

Sheet Number	A1.2
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



① THIRD FLOOR PLAN
1/16" = 1'-0"

Sheet Number	A1.3
Revision Date	

AWBREY COOK MCGILL
ARCHITECTS
1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

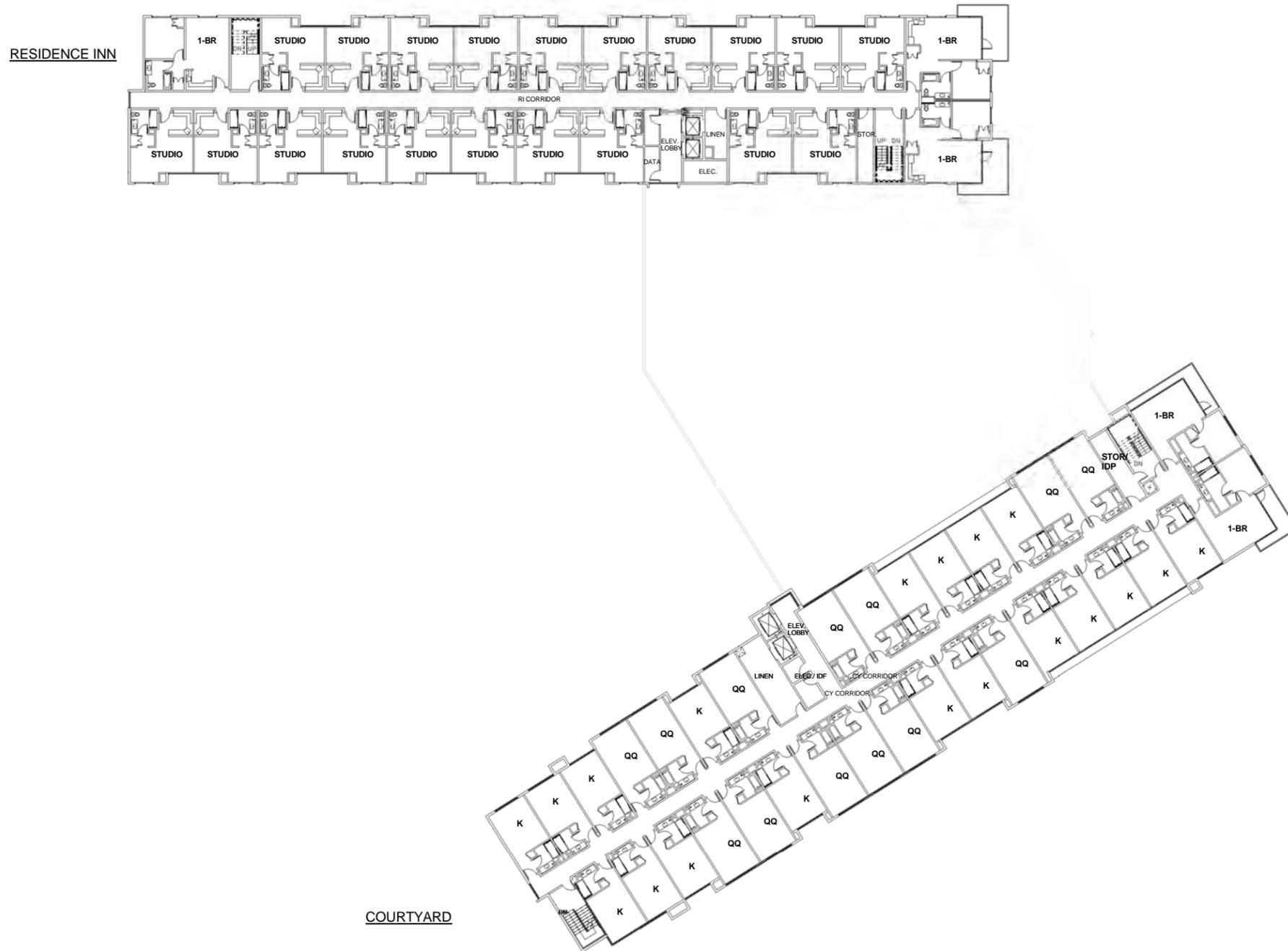


CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101
11-20-2013
SCALE: 1/16" = 1'-0"
TRUE NORTH
PLAN NORTH





① FOURTH FLOOR PLAN
1/16" = 1'-0"



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101

11-20-2013

SCALE: 1/16" = 1'-0"

0 8 16 32 64

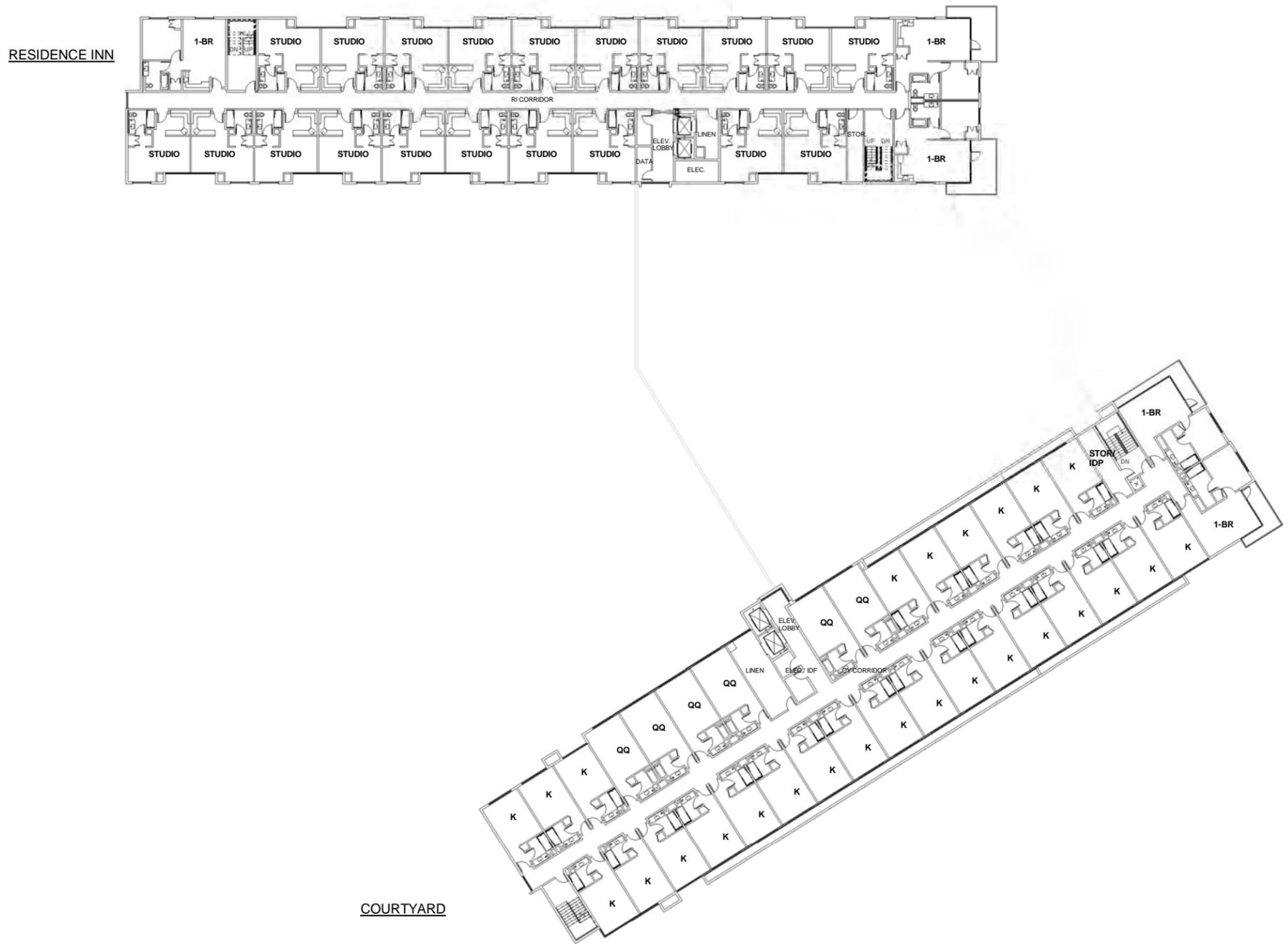


Sheet Number	A1.4
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



① FIFTH FLOOR PLAN
1/16" = 1'-0"



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

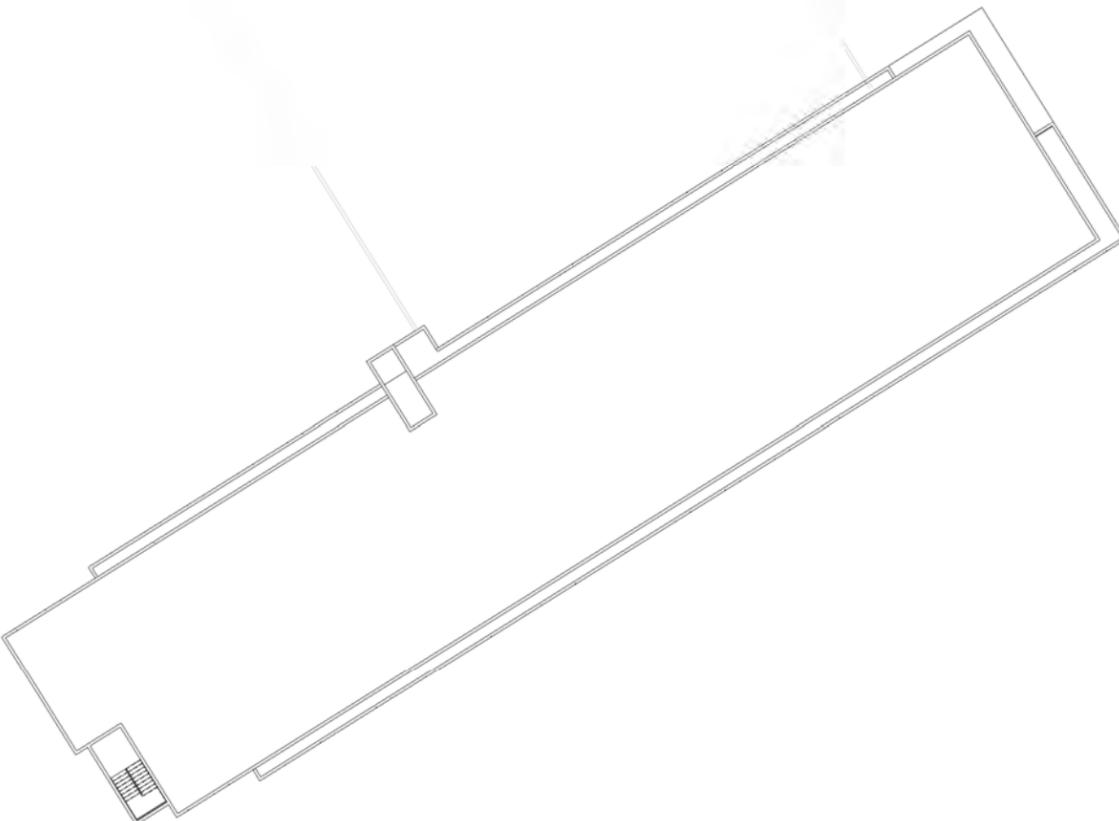
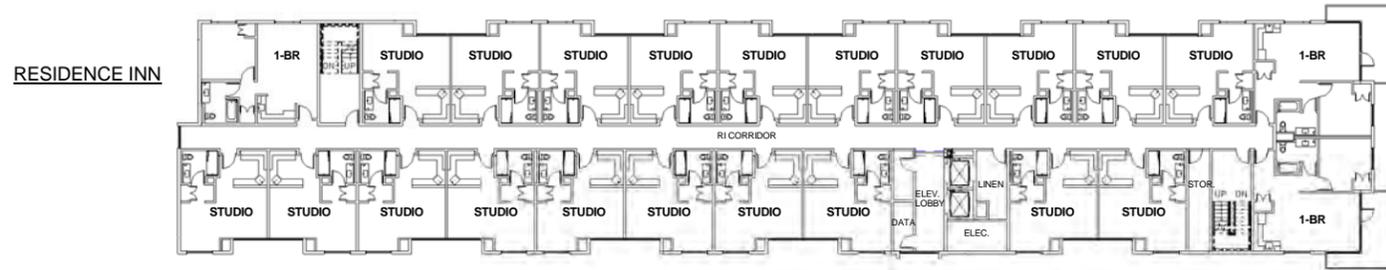
Project Number 12-7101
11-20-2013
SCALE: 1/16" = 1'-0"
TRUE NORTH
PLAN NORTH

Sheet Number	A1.5
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



① SIXTH FLOOR PLAN
1/16" = 1'-0"

COURTYARD



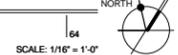
CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101

11-20-2013

PLAN NORTH



SCALE: 1/16" = 1'-0"



Sheet Number	A1.6
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

RESIDENCE INN



1 9. ROOF PLAN
1/16" = 1'-0"



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101

11-20-2013



Sheet Number
A1.7
Revision Date



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



① ENTRY FRONT ELEVATION
3/32" = 1'-0"



② PROMENADE ELEVATION
3/32" = 1'-0"



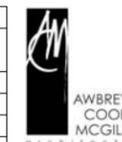
CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101
11-20-2013

0 8 16 32 64
SCALE: 1/16" = 1'-0"

Sheet Number	A3.1
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



① CY INSIDE ELEVATION
3/32" = 1'-0"



② CY OUTSIDE ELEVATION
3/32" = 1'-0"

Sheet Number	A3.2
Revision Date	

**AWBREY
COOK
MCGILL
ARCHITECTS**

1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101
11-20-2013





① RI INSIDE ELEVATION
3/32" = 1'-0"



② RI OUTSIDE ELEVATION
3/32" = 1'-0"



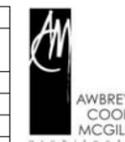
CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101
11-20-2013

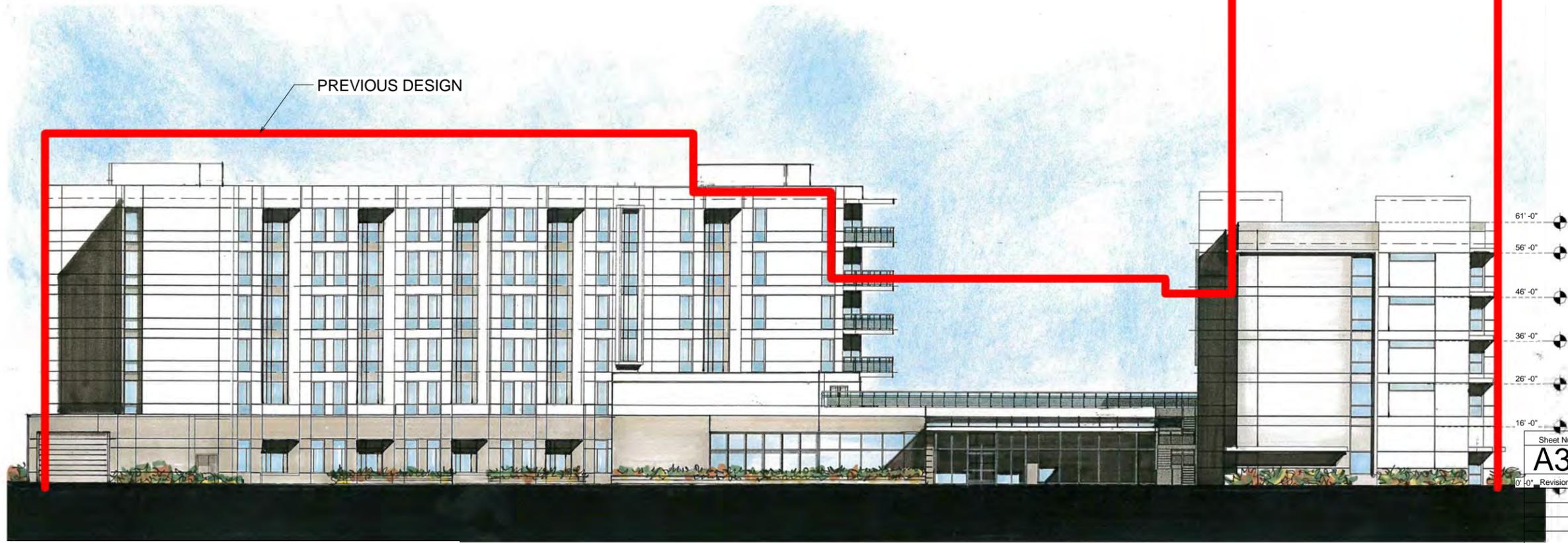
0 8 16 32 64
SCALE: 1/16" = 1'-0"

Sheet Number	A3.3
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



PREVIOUS DESIGN

Sheet Number	A3.4
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.

1 FRONT ELEVATION - VIA MARINA
3/32" = 1'-0"



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

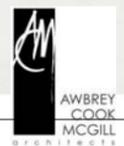
Project Number 12-7101
11-20-2013
TRUE NORTH
PLAN NORTH





① PROMENADE VIEW
12" = 1'-0"

Sheet Number	A3.5
Revision Date	



1045 14th Street, Suite 100
San Diego, CA 92103-5997
Phone: (619) 398-3480

Copyright © 2012
All rights reserved. All arrangements indicated on these drawings are the property of AWBREY COOK MCGILL ARCHITECTS and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of the architect. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of the architect.



CONCEPTUAL DESIGN CONSULTATION SUBMISSION

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California

Project Number 12-7101
11-20-2013





1



2



3

KEY NOTES

- 1 1' CLEAR INSULATED GLAZING
- 2 ANODIZED ALUMINUM STOREFRONT
ATAS STEEL. COLOR: BONE WHITE
- 3 STAINLESS STEEL FINISH
- 4 STONE CLADDING
THOMPSON BUILDING MATERIALS,
COLOR: RAINBOW BEIGE BRUSHED
- 5 SMOOTH PLASTER PAINTED
COLOR: SW7501 ANALYTICAL GRAY
- 6 SMOOTH PLASTER PAINTED
COLOR: SW7049 NUANCE
- 7 SMOOTH PLASTER PAINTED
COLOR: SW7024 FUNCTIONAL GRAY
- 8 CONCRETE CLADDING
DAVIS COLORS, COLOR: OUTBACK #677



4



5



6



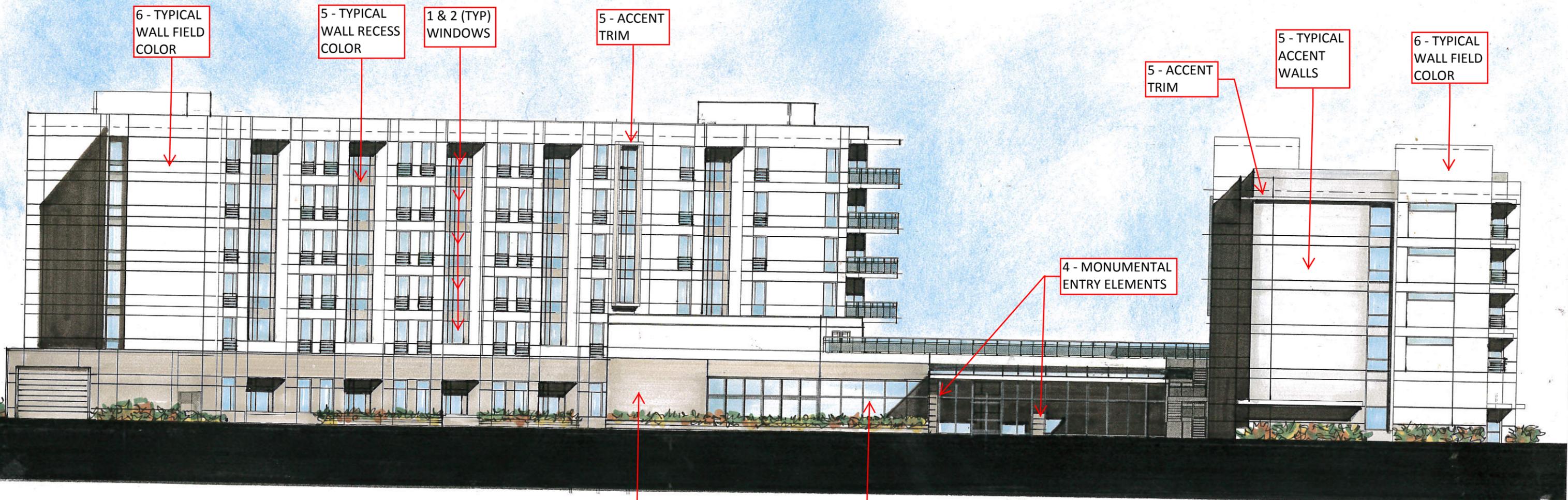
7



8

COLOR BOARD

Marina del Rey Marriott Courtyard & Residence Inn
Via Marina & Tahiti Way, Marina del Rey, California



ENTRY-FRONT ELEVATION

7 - RESIDENCE INN
BASE FLOOR

1 & 2 WINDOWS &
STOREFRONT (TYP)

5 - WALL RECESSES

6 - WALL FIELD COLOR

5 - WALL RECESSES

1 & 2 WINDOWS (TYP)

5 - WALL RECESSES

6 - WALL FIELD COLOR

3 BALCONY RAILINGS (TYP)

7 - WRAP TO INSIDE CORNER

PROMENADE ELEVATION

5 - WALL RECESSES

6 - WALL FIELD COLOR

5- ACCENNT TRIM

8 - CONCRTEE BASE

8 - CONCRETE BASE

3- NAUTICAL STYLE "GANGWAY" RAMP

1 & 3 TERRACE RAILING SYSTEM

COURTYARD INSIDE ELEVATION



5 - WALL RECESSES

6- WALL FIELD COLOR

1 & 2 (TYP) WINDOWS

3 - BALCONY RAILINGS

5 - ACCENT TRIM



RESIDENCE INN INSIDE ELEVATION

7 RESIDENCE INN BASE FLOOR

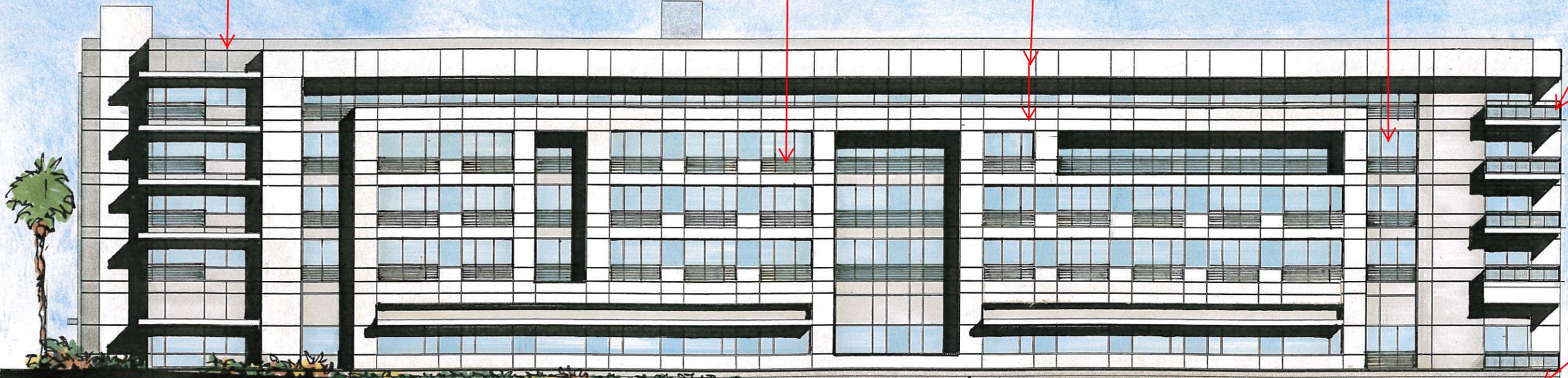
5 - WALL RECESSES

3 - BALCONY RAILINGS

6 - WALL FIELD COLOR

1 & 2 (TYP) WINDOWS

3 - BALCONY RAILINGS



8 - CONCRETE BASE

COURTYARD OUTSIDE ELEVATION



